

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine 828-4966

**Project Name:** Broward General Medical Center

**Case #:** 59-R-00

**Date:** October 23, 2001

**Comments:**

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building penetrates the imaginary surfaces around Fort Lauderdale Hollywood International Airport.
- 2) A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.
- 3) Please contact Ms. Rebecca Rivett with the Florida Department of Transportation at 777-4404 regarding the licensing of the proposed heliport.

**Recommendations:**

- 1) The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Broward General Hospital  
Site Review

**Case #:** 59-R-01

**Date:** 10/23/01

**Comments :**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. It is recommended that the applicant include a plan list or sheet legend, indicating sheet numbers and list the sheets and the content of each sheet, as well as a note indicating the required parking and how many spaces are provided in the proposed garage.
3. Additional signs and markings are needed in all parking areas. Specifically, the following revisions should be incorporated into the plans :
  - a. A Right Turn Only (or Keep Right) sign should be placed at entrances to the two smaller parking lots shown on sheet SP-1.
  - b. Stop signs and bars should be placed at the exits.
  - c. Additional stop signs and pavement markings are required throughout the lots shown on sheet SP-2 (same type at exits).
  - d. Two (2) dead end zones are indicated on SP-2, requiring striped turn around spaces at the ends per Section 47-20 of the ULDR.
  - e. One-way drive for emergency center appears to need additional directional signage for general public unfamiliar with the circulation.
4. The application must review the status of the number of public metered parking spaces eliminated by the previous plan for the parking garage. A number of spaces

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were eliminated under that plan preparation and the replacement plan must be prepared in accordance with Parking Division's Policy prior to final DRC authorization for this project.

5. The applicant is directed to review parking and traffic impacts of this plan with both the Poinciana Park and the Croissant Park Homeowner's Associations. Some additional traffic calming features in addition to the typical regional impact improvements may be requested to help curtail or offset the anticipated traffic impacts the local streets that may end up serving as corridors to or from the hospital, as can be expected by this magnitude of development.
6. Insufficient stacking is provided at the emergency lane exit. A twenty-two (22) foot stacking area is required at the exit to S.E. 3 Avenue (47-20/ULDR).
7. The engineer shall review all access and building locations and verify whether any power or light poles conflict with proposed items. Any relocation of these facilities shall be by approved Engineering permit and coordinated well in advance with Engineering Department personnel.
8. Please enlarge the scale on the photometric plan so that footcandle readings are more legible.
9. The applicant is requested to provide a staging and construction mitigation plan that elaborates on the anticipated storage, parking, and staging areas for the construction of the hospital expansion.
10. A dewatering and discharge plan shall be prepared prior to application for foundation permit. This plan shall identify the depths of excavation, whether construction of foundations or underground building levels will require dewatering of groundwater, what pre-treatment (settlement and/or coagulant agents to be employed) will occur, and where discharge is anticipated.

Any off site discharges to the City's stormwater system or surface water bodies shall involve application through the engineering department for an off site discharge permit prior to initiating foundation construction.

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**Division:** Fire

**Member:** Albert Weber  
761-5875

**Project Name:** Broward General Medical Center

**Case #:** 59-R-00

**Date:** 10-23-01

**Comments:**

- 1) 104.2 of the SFBC requires the existing building to be fully upgraded unless separated by a fire division wall as per 1807 SFBC. Please show the location of the future fire division separation.
  - 2) Since the new building is over 50 ft in height all the requirements of chapter 51 of the SFBC apply.
  - 3) The stairs do not comply with 3109 of the SFBC. Revise floor plan.
  - 4) Each fire section must include at least one 3109 SFBC stair. Open stairs do not qualify. All required exits must comply with 3109 SFBC.
  - 5) All 3109 stairs must discharge to a "Public Way". See NFPA 101, Chapter 3 for definition.
  - 6) The Heliport must be shown to comply with NFPA 418 at permit.
  - 7) Show fire main, hydrants, DDC, and FDC's on Civil plan.
- Flow test required.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Broward General Medical Center

**Case #:** 59-R-00

**Date:** October 23, 2001

**Comments:**

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

Specific areas of concern include, but are not limited to, the Emergency Room and surrounding treatment areas.

An internal bi-directional amplifier system will be required to address communications issues within this building.

**Recommendations:**

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Broward General Medical Center

**Case #:** 59-R-00

**Date:** 10/23/01

**Comments:**

1. As it appears that more than 25% is being added to the existing ground floor square footage of structures on the site, all existing vehicular use areas must meet current Code requirements. It appears that some of the modifications to the paved areas do not completely address this requirement.. (This would include a 10' average buffer, with a 5' minimum, adjacent to the R.O.W., 8' wide peninsula tree islands, and others.)
2. Amend the list of existing trees and palms on site to correctly identify all as to species. Also, indicate their disposition (to remain, be relocated, or to be removed). Provide a percentage condition rating of those trees to be relocated or removed. All trees which are considered good candidates for relocation are to be relocated (to locations in the neighborhood as possible). All Tree Preservation Ordinance requirements apply. "Equivalent replacement" for trees and palms removed to be above min.site Code requirements. Removal of "speciman" trees to be by cash payment only to the Tree Canopy Trust Fund.
3. Where a row of more than 2 parking spaces in a row terminates in an aisle or driveway an 8' wide peninsula tree island is required. This would be at the "emergency walk in entry". Also, make sure the min. inside landscape area dimension of required peninsula tree islands is 8'. There may be a deficiency in certain locations.
4. Indicate requirements for irrigation, including rain sensor.
5. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
6. Signoff plans to be sealed by the Landscape Architect.

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**Division:** Planning

**Member:** Chris Barton  
828-5849

**Project Name:** Broward General Medical Center

**Case #:** 59-R-00

**Date:** October 23, 2001

**Project Description :** The proposal is for a 495,000 S.F. expansion of the existing hospital located primarily within the CF district which is a conditional use and will require Site Plan Level III review.

**Comments:**

1. Provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
2. Provide a text narrative the includes at a minimum information on the: security system, hours of the various service and maintenance operations, anticipated types of uses and services, lighting systems, solid waste disposal system, heliport issues and construction staging and phasing.
3. This proposal exceeds the height requirement for the CF district and is subject to Site plan Level III review and approval and is also subject to ULDR Section 47-25.3, Neighborhood Compatibility Requirements. Provide a point-by-point text narrative of how this proposal meets the Neighborhood Compatibility requirements.
4. Provide a letter from or obtain Parking Division's signoff for Final DRC, regarding the disposition of any existing public parking spaces, metered or unmetered that will be displaced by this proposal.
5. Provide a copy o f the most current recorded plat(s) and all plat amendments, for the proposed site.
6. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.

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7. On all elevation drawings, indicate the various existing and proposed floor heights and show the relationship of the buildings to adjacent property lines, streets and the mass outlines of all adjacent structures.
8. Provide a context drawing in plan view showing the location, primary use and height of each building located adjacent to or immediately across a public right of way from the development site.
9. Provide color and materials information **or samples** for all exteriors surfaces and indicate on all plans.
10. Discuss with Engineering Representative, the requirements of the Broward County Trafficways Plan for Andrews Avenue and S.E. 17<sup>th</sup> Street.
11. Discuss with Engineering Representative, the location and disposition of all existing curb cuts to be removed and those to be developed. All abandoned cuts must be removed and the curb and sidewalk rebuilt.
12. Discuss with Engineering Representative, the submitted traffic analysis and the findings of the City traffic consultant.
13. Discuss with Engineering Representative, the proposed changes to and the streetlights indicated in the landscaped median areas of S.E. 14<sup>th</sup> Street and S.E. 1<sup>st</sup> Avenue.
14. Discuss with Engineering Representative, the crosswalk and sidewalk treatment at all vehicular points of entry onto the property.
15. Discuss with Engineering Representative, all dead end parking areas and the stacking at each point of entry.
16. Connect the sidewalk system to public sidewalks around the perimeter of the site, indicate all crosswalks and call out paving materials, and show all existing and proposed public transportation stops adjacent to the development site.
17. Label each ground floor entry area.
18. Discuss with the Aviation Representative, FAA requirements for the primary facility and for the relocation of the existing helistop to the proposed rooftop location. The helistop is subject to ULDR Section 47-18.14.



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19. Expand each elevation to include the entire existing façade areas and provide information on all renovations and changes proposed for the existing facades.
20. Provide a response to all DRC comments within 90 days, or additional DRC review may be required.
21. Additional Comments may be forthcoming.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Broward General Medical Center

**Case #:** 59-R-00

**Date:** 10/23/01

**Comments:**

1. In accordance with section 47-8.30 Table of dimensional requirements the maximum building height is sixty (60) feet. An increase in the maximum height requires a site plan level III review.
2. Discuss site circulation and dead in parking with the applicant and Engineering representative.
3. Light fixtures shall comply with the setback requirement of the district in which they are located in accordance with section 47-19.2.R. CF zoning district requires a twenty-five (25) foot setback from all property lines. Provide design details and heights of light fixtures.
4. Provide a parking data table with site data sheet. Parking requirements of section 47-20.2 apply.
5. Provide a staging, material storage and contractor parking location plan.
6. Additional comments maybe forthcoming at DRC meeting.